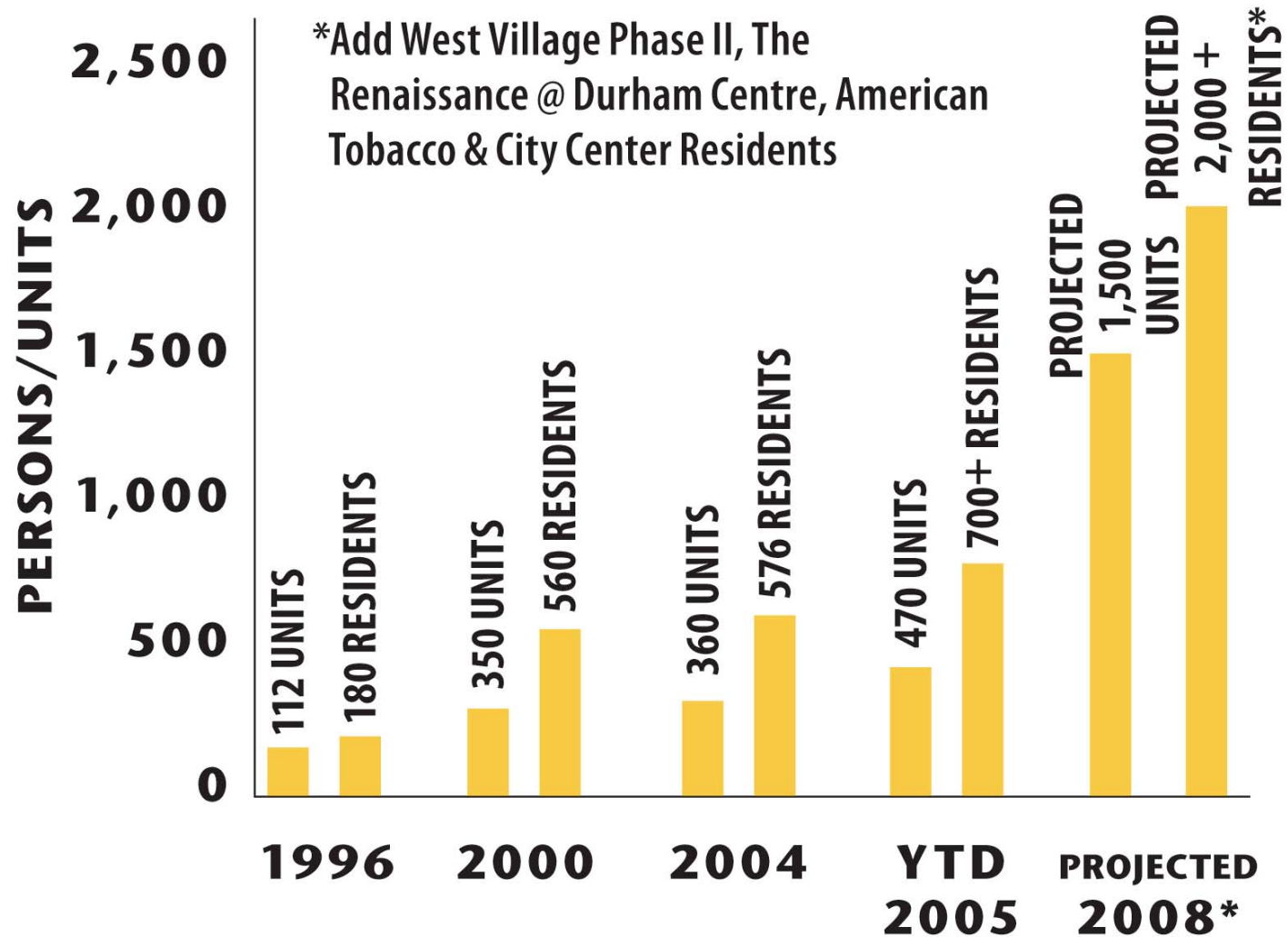
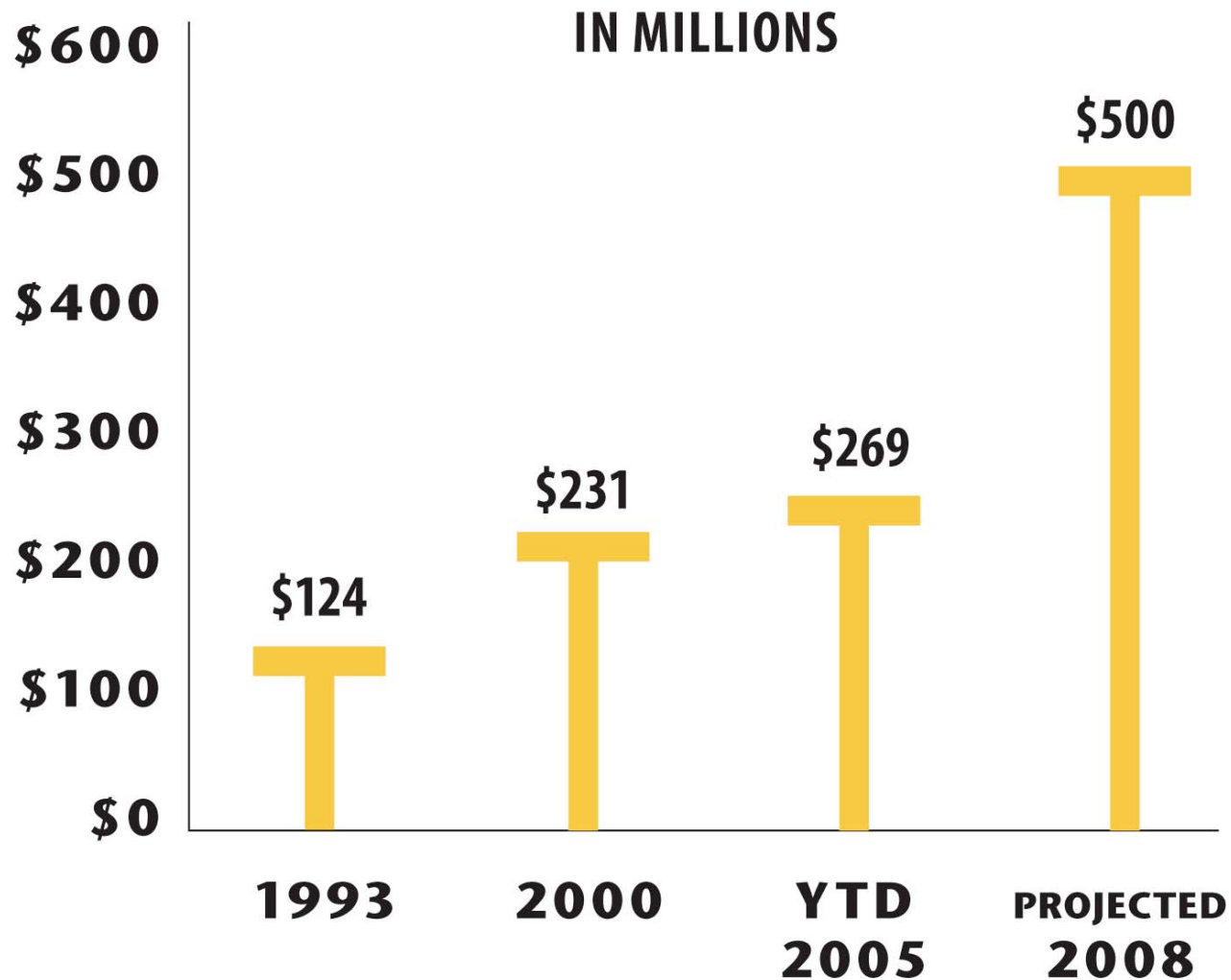


Downtown Durham

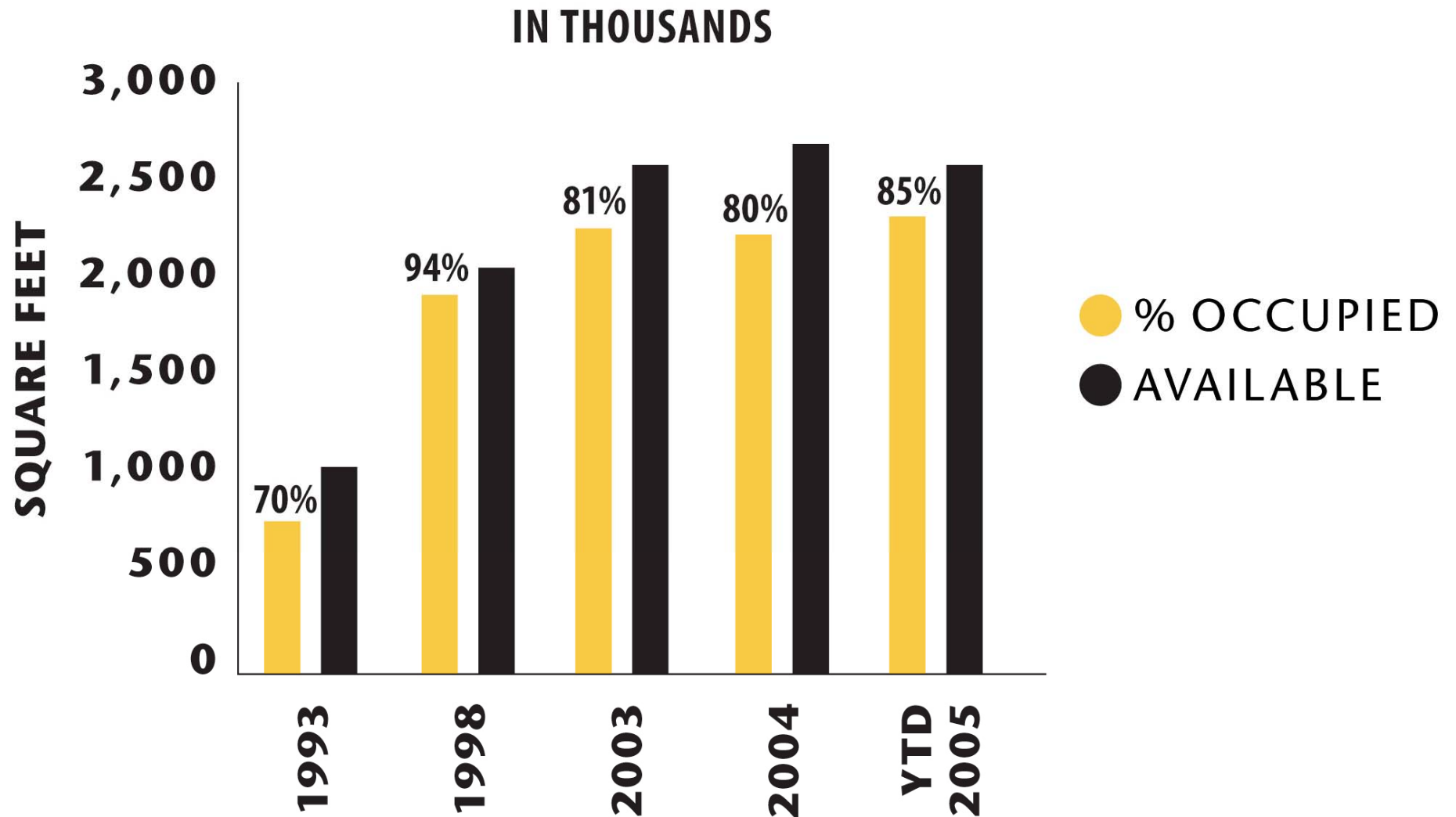
Residential Growth - Downtown



Tax Valuation Growth - Downtown



Leasable Office Space / Occupancy Rates - Downtown



Downtown – Employee Growth

